160.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	809,400 / 809,400
					USE VALUE:	809,400 / 809,400
					ASSESSED:	809,400 / 809,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
195		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLSEN DANIEL S
Owner 2:	OLSEN SUSAN
Owner 3:	
Street 1:	195 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OLSEN DANIEL S -
Owner 2:	OLSEN SUSAN -
Street 1:	195 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .181 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Wood Shingle Exterior and 2016 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7875.000	366,500	6,500	436,400	809,400
Total Card	0.181	366,500	6,500	436,400	809,400
Total Parcel	0.181	366,500	6,500	436,400	809,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.48 /Parcel: 401.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

106405

GIS Ref

GIS Ref

Insp Date

07/20/18

!12482!

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	366,500	6500	7,875.	436,400	809,400		Year end	12/23/2021
2021	101	FV	355,300	6500	7,875.	436,400	798,200		Year End Roll	12/10/2020
2020	101	FV	355,300	6500	7,875.	436,400	798,200	798,200	Year End Roll	12/18/2019
2019	101	FV	279,800	6500	7,875.	436,400	722,700	722,700	Year End Roll	1/3/2019
2018	101	FV	277,900	6500	7,875.	386,500	670,900	670,900	Year End Roll	12/20/2017
2017	101	FV	277,900	6500	7,875.	324,200	608,600	608,600	Year End Roll	1/3/2017
2016	101	FV	277,900	6500	7,875.	324,200	608,600	608,600	Year End	1/4/2016
2015	101	FV	271,000	6500	7,875.	280,500	558,000	558,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:52:28

LAST REV

Date	Time
07/30/18	13:41:30
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12482

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACK CHESTER	31347-105		4/21/2000		353,000	No	No		
	16863-175		3/1/1986		45,000	No	No		A

USER DEFINED

Prior Id # 1:	106405
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2004	1179	Redo Bat	2,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2018	Inspected	PH	Patrick H
6/7/2018	MEAS&NOTICE	CC	Chris C
11/1/2008	Meas/Inspect	345	PATRIOT
6/10/2005	Permit Visit	BR	B Rossignol
6/27/2000	MLS	MM	Mary M
2/11/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	256	PATRIOT
7/23/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7875		Sq. Ft.	Site		0	70.	0.79	8			Med. Tr	-5					436,405						436,400	

Total AC/HA:	0.18079	Total SF/SM:	7875	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	436,405	Spl Credit		Total:	436,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21695459
Const Adj.:	0.99980003
Adj $ / SQ:	158.172
Other Features:	85250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	498023
Depreciation:	131478
Depreciated Total:	366545

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

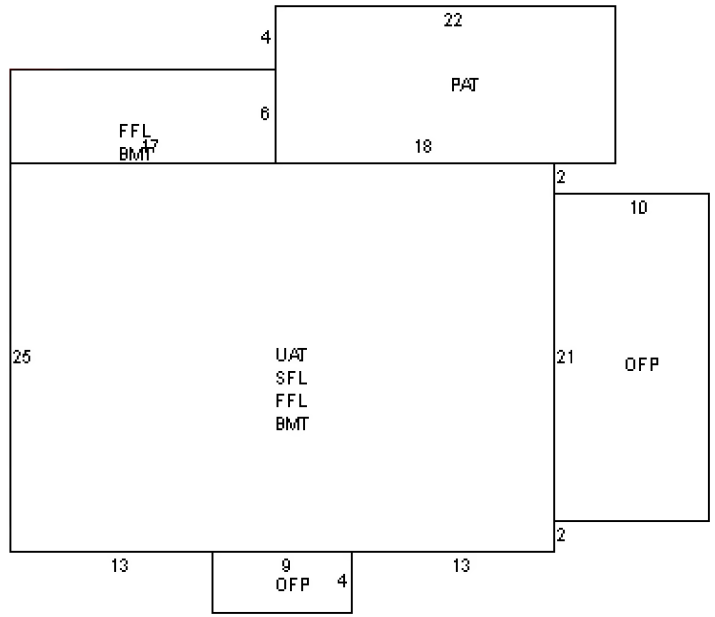
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.99
Special Features:	0	Val/Su Net:	104.30
Final Total:	366500	Val/Su SzAd	197.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	977	47.450	46,360
FFL	First Floor	977	158.170	154,534
SFL	Second Floor	875	158.170	138,401
OFP	Open Porch	246	23.200	5,708
PAT	Patio	220	3.950	870
UAT	Upper Attic	219	98.860	21,625

Net Sketched Area:	3,514			Total:	367,498
Size Ad	1852	Gross Area	4170	FinArea	2016

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X25	A	AV	1915	19.55	T	40	101			6,500			6,500

More:	N	Total Yard Items:	6,500	Total Special Featues:		Total:	6,500